129 FLATS AND APTS. TO RENT UNFURNISHED

ANNOUNCING
OPENING APRIL 1
CENTENNIAL APTS.
FLORENCE ST.
NEAR OAK BAY HIGH SCHOOL
Large living room, dining room, 1 or 2 bedrooms, ranges and fridges. View now while there is a large selection to choose from. $88 to $115.
BROWN BROS. AGENCIES LTD.
1125 Blanshard St. EV 5-8771

MORAINE APARTMENTS — Large 2-bedrm suite, available now, equipped with elec range and fridge. Redecorated. Walking distance to town. $100 per month.

VANMEARE MANOR — Close to town, modern one-bedrm suites. Electric range and fridge. $96 per month. No children.

MICHIGAN STREET—Heated one-bedroom suite in modern block. Elec range and fridge. No children. $77 and $83 per month.

BEGBIE STREET — One-beroom heated suite, equipped with gas range. No garage. $60 per month.

PANDORA AVENUE—One-bedroom heated suite, equipped with elec range and fridge. One child, $70 per month.

FORT HARRISON APARTMENTS —Modern one-bedrm heated suite. Elec range and fridge. No children. $90 per month.
Contact Rental Dept.,
KER & STEPHENSON, LIMITED.
EV 5-3411

BEACH DRIVE. Near hotel. Delightful waterfront, 3 bedrm heated apart. Equipped with elec stove and fridge. Dining room and 2 bathrooms. Laundry facilities and carport. Available on lease. $225 per mo.
1466 FORT ST. 2-bedrm modern apt. Elec equipped. Laundry facilities. Elec heat. Key at Apt. "C." Available immediately. $85 per mo. Children accepted.
1058 CLARE ST. 1-bedrm apt. heated. $50 per mo. Vacant.
DOUGLAS ST. 2-roomed apt. Oil range. Vacant. $45 per mo.
PEMBERTON, HOLMES LTD.
1002 Government St. Ph. EV 4-8124

Modern 3 rooms and bath. Well heated, fridge and stove. Walking distance. Available immediately. Rent $78.50.
Rockland area—Comfortable bachelor suite, bed-sitting room with wall bed, HW floors and FP. Kit with stove and fridge, bath, well heated. Rent $67.50.
Adjoining Beacon Hill—De luxe 3-room suite, well heated, fridge and stove. Rent $87.50.
Close in—3-room suite, stove. Rent $45.
Apply Rental Dept.
A. BERNARD & CO. LTD.
629 Fort St. Phone EV 4-9335

LAVINIA COURT
2130 Cadboro Bay Rd., at Cranmore Rd. Really nice 2-bedroom suite, through hall, 19-ft. living room, electric fireplace, Youngstown kitchen, de luxe range and fridge, large bathroom, colored fixtures; television connection, automatic laundry. Well heated, plenty of hot water, and garage. No extra charges. This is a bright suite and a properly managed, new building. Available end of March. Adults. Rent $105. (Caretaker, suite 102), or EV 4-6888.

3-ROOM UPSTAIRS SELF-CONTAINED suite, heated, $60 a month. Adults. Available March 1. EV 5-3594.

3 ROOMS UPSTAIRS, HEAT AND hot water supplied. $50 for one person and $55 for 2 persons. EV 4-5679.

2 APTS FOR RENT, 1ST FLOOR, partly-furnished, 1 unfurnished, near buildings and park, $45. EV 5-8265 mornings.

WATERFRONT SUITE, 4 ROOMS, self-contained, automatic oil heat, light, water, TV hookup and garage supplied. $95. EV 4-6689.

MODERN DUPLEX, NO STEPS, 2 bedrooms, electric stove. Heated, bus at door. Immediate possession. Apply E. E. Heath, 625 Yates.

CLEAN, BRIGHT SUITE. SUITable for couple. Near Willows Park, stove, fridge and all utilities included. $70. EV 5-5298.

$75 A MONTH. HEAT SUPPLIED, 4-room modern lower duplex. Oil-O-Matic. Vacant now. EV 4-8265 after 4.30 p.m.

COMFORT—CONVENIENCE
Best location, Douglas St., near Park. 2 bedrms, auto-laundry. Adults. $99. EV 2-7405.

AVAILABLE 3-ROOM APARTment with bathroom, gas range, automatic heat, TV plug-in. Central. Garages. VE 5-8054.

NEWLY REDECORATED 3-ROOM suite, walking distance, heated, main floor, 750 Queens Ave., $60. Phone EV 3-7489.

LINDEN-ROCKLAND — 3 ROOMS, modern, Oil-O-Matic heated. Frigidaire, gas range. Available March 1. Adults $70. EV 2-5843.

BY PARLIAMENT BLDGS., 3 RMS, self-contnd. bath, gas stove, own entrances; parking. $53. No. 3, 451 Superior.

AVAILABLE MAR. 15, 3-ROOM suite, TV wired, apartment block. Cook Street. EV 4-9814.

4-ROOM SUITE. COMPLETELY self-contained. 1329 Stanley Avenue. Phone EV 4-2825.

3-ROOM UPPER DUPLEX SUITE, with gas stove and heater. $50. EV 4-5976.

SITTING ROOM, KITCHEN. SUIT lady. $42. 343 Michigan. Phone EV 4-2878.

LARGE BRIGHT LOWER DUplex, Central Park area. $65. Ph. EV 2-8355.

UPPER 3-ROOM SUITE, FAIRfield district, $60. Available March 1. EV 5-2277.

SELF-CONTAINED 3-ROOM SUITE with bath, available March 1. Fairfield. EV 4-7785.

SEMI-FURNISHED, UPSTAIRS, 3 rooms, private entrance, light and water supplied. Central. EV 3-4756.

SELF-CONTAINED 3 ROOMS AND bath, close in, adults; $50. Phone EV 2-3287.

NOW AVAILABLE, LARGE, UPPER 3-room, gas range, fridge, heat, light, water. $65. EV 2-4533.

ONE-BEDROOM SUITE. ADULTS only. De Cosmos Apartments. Apply caretaker, 1189 Yates Street.

COMFORTABLE 5-ROOM SUITE, central heat, refrigerator and stove. Oak Bay, Garage. $85. EV 4-2485.

WATERFRONT, NEAR OAK BAY Hotel, 7 rooms, 2 bathrooms, garden to beach. $225. EV 4-7241.

FAIRFIELD. 1346 CARNSEW. 3 rooms and bath. $63. Heat, light included. EV 5-3252.

COMFORTABLE 3-ROOM SUITE on Oak Bay Avenue. Vacant March 1st. Adults. $70. EV 5-1093.

3-ROOM UPPER SUITE, RENT $50 a month, gas stove included. 1331 Pandora. EV 5-3749.

1595 ROCKLAND, TWO LARGE suites vacant and one smaller vacant March 1.

FOUR-ROOM, SELF-CONTAINED suite. Separate entrance, heat and hot water supplied. $80. EV 4-5868.

WARM 2-ROOM, PRIVATE BATH. Lovely view. Elderly preferred. $55. 2967 Oak Bay Ave. EV 4-7761.

ATTRACTIVE 3-ROOM UPPER DUplex. Rent including fuel, electricity and water. $65. EV 5-4243.

HEATED UPPER 3-ROOM SUITE, self-contained. Range, refrigerator. $60. EV 5-3113 or EV 2-8295.

BACHELOR APARTMENT, SELF-contained, beautiful view, 1392 Rockland Ave. EV 3-9462.

ON ST. CHARLES, GROUND floor, self-contained, 3-room suite. Frig and stove. $60. EV 4-6250.

TWO-BEDROOM UPPER DUPLEX, stove and frig. heated; $75. EV 2-2517 after 6 p.m., all day Sunday.

TWO BEDRMS, LR, KIT, ELEC range, HW, hot air heating; nice bathroom; $55. 38 Lewis St.

SELF-CONTAINED SUITE, ground floor. Craigflower Road. EV 4-8875.

3 ROOMS, BATH, RANGE. CLOSE in. $47.50. EV 2-8997.

$42.50—3-RM LOWER DUPLEX. 908 Kings Road (Quadra). EV 2-8598.

DE LUXE 1, 2-BEDROOM SUITES; stove, frig. Reg., 612 Fernhill Rd.

129 FLATS AND APTS. TO RENT UNFURNISHED

LUXOR MANOR—Cook and Richardson. 2-bedroom suite, nicely decorated. Quiet location. Very well heated. $110.

MARINE OAKS—1725 Beach Drive—2-bedroom suite, mahogany kitchen, fully equipped with latest appliances. Large LR with FP. Pleasant outlook. $150.

SHERWOOD COURT—1240 Newport Ave. Brand new, never lived in. 2-bedroom suite. Lots of cupboards, beautiful floors. Elec kit. Baleony. $125.

PACIFIC SHORES—Oak Bay. 2-bedroom suite, lovely outlook, elec range and fridge. $110.

ESQUIMALT—FERNHILL APARTMENTS—New building, large LR, elec range and fridge, plumbed for automatic washer, 1 bedroom, $90, 2 bedrooms, $100.

BROWN BROS. AGENCIES LTD.
1125 Blanshard St., EV 5-8771

ESQUIMALT—In nice block close to sea. Three-room suite. Modern equipment $65.00

ST. JOSEPH'S—Three-room suite in block close to hospital $45.00

THE ROYAL TRUST COMPANY
608 View Street EV 3-4126

UPSTAIRS — FOUR ROOMS AND bath, oil stove. Rent $50. EV 2-0736.

2-BEDROOM SUITE, CHILDREN welcome. EV 3-6508.

CLEAN 3-ROOM SUITE, CLOSE TO town and bus. $60. EV 2-1464.

132 HOUSES TO RENT FURNISHED

FOR RENT
FURNISHED — UNFURNISHED

Houses, duplexes, apts. Northwestern Securities of Victoria Ltd. Phone EV 5-6741.

Cavendish Ave., Oak Bay. From April 1 to November 1. Modern bung tastefully furnished. Close to beaches, park and shopping. Gardener and domestic service available. Adults only. $200 per mo.

King George Terrace. From March 5. 5-rm modern bung, oil heat. Washer, elec HW. Gardener included. Adults only. $125 per mo.

Pemberton, Holmes Ltd., 1002 Government St. Phone EV 4-8124.

CORDOVA BAY — ONE-BEDROOM upper duplex, fully furnished. Auto oil heat; garage. Oil stove and frig included. One child accepted. Available now. $85 per month.
Contact Rental Dept.,
KER & STEPHENSON, LIMITED
EV 5-3411

OAK BAY, COMFORTABLY FURnished 3-bedroom family home, oil heat. Available for 6 months from April 1. $100 per month. Heisterman & Company, 1131 Blanshard Street. EV 3-4161.

COMFORTABLE, WELL-FURnished modern bungalow for 3 months, Gordon Head, close to transportation. Low rent to reliable tenant for caretaking. Newstead Realty, 766 Fort St., EV 2-8117.

COMPLETELY FURNISHED SIXroom home, Uplands slope. Available early April to August 31. Rent reasonable to satisfactory tenant. Phone EV 2-5386.

NICE SEASIDE HOME, RENT free to French married couple, for care elderly man. No children. No smoking. Pays board. EV 4-4935.

ONE AND TWO-BEDROOM BUNgalows. Reasonable rates. Donegal Auto Court. GR 8-2824.

ONE-BEDROOM FURNISHED COTtage with refrigerator. Douglas-Cloverdale. $65. EV 3-7422.

MODERN COTTAGES. WINTER rates. Trailer space. GR 8-1823.

BUNGALOW, MODERN. MILE north airport. Adults. Sidney 155.

133 HOUSES TO RENT UNFURNISHED

ROWLAND HEIGHTS — Modern, 3-bedroom bungalow with fireplace in living room. Auto oil heat. Close to shopping centre. Elec range. $100 per month.

WESLEY PLACE — Modern three-bedroom bungalow with living room equipped with fireplace, dinette off kitchen. Auto oil heat. Children accepted. $115.50 per month.
Contact Rental Dept.,
KER & STEPHENSON, LIMITED
EV 5-3411

Modern bungalow—2 bedrooms, oil heating, garage. Rent $87.50.
Oak Bay—2-bedrm triplex, full bsmt, oil heating. Rent $95.
Near Vic High—Nearly-new bungalow, 2 bedrms, full bsmt, oil heat. Rent $85.
Fairfield—Side-by-side duplex, one bedrm, full bsmt. Rent $75.
Apply Rental Dept.
A. BERNARD & CO. LTD.
629 Fort St. Phone EV 4-9335

Maywood Ave.—2-bedrm bung. Available immediately. $85 per month.

Tillicum Road — 2-bedrm bung. Available immediately. $75 per month.

Keating Cross Road — 2-bedrm bung. $65 per month.

PEMBERTON, HOLMES LTD.
1002 Government St. EV 4-8124

FOUR MONTHS tenancy on modern oil-heated bungalow. Wallace Drive. $50.00

ESQUIMALT—Upper heated duplex of five rooms. Stove included. $75.00

THREE-ROOM DUPLEX, heated, stove and newly decorated. $47.50

THE ROYAL TRUST COMPANY
608 View Street EV 3-4126

COMPLETELY REDECORATED, 2-bedroom house. Attractive kitchen, snug living room with granite fireplace, modern Pembroke bathrm, full basement, T.V. antenna, garage. Close to shopping and buses. $80. Vacant now. For appointment to view. EV 4-0658.

COMFORTABLE DUPLEX, SUITABLE FOR COUPLE. PARTLY FURNISHED OR UNFURNISHED. CONVENIENTLY LOCATED. OPPOSITE BUS AND GOLF COURSE. COLWOOD. PHONE AFTER 6 P.M. GR 8-3943.

14 VICKERY ROAD, VIEW Royal, cottage, one-bedroom, stove. Available immediately. H. A. Humber Ltd., 620 View St. EV 2-9161.

NEW 2-BEDROOM DUPLEX ON St. Charles. Available March 1. Rent $95. E. J. Butler, EV 5-1232. Douglas Hawkes & Co., 817A Fort Street.

$75 MONTH, UPPER 4-ROOM suite of new duplex; stove, frig, TV antenna included. Immediate possession. Hollick Realty (1958) Ltd., EV 5-8794.

ESQUIMALT, MARCH 1. TWO BEDrooms, utility and work shop, frig, stove and automatic washer; garden space; one or two children. Rent $80 month. EV 2-1370.

VIEW ROYAL, MODERN, COSY bungalow, living room, fireplace, oil kitchen stove. Garage. Pleasant surroundings. $60. Available March 22. EV 2-3287.

3-BEDROOM BUNGALOW, AUTOmatic heat, large living room and dining room, full basement, drive-in garage. $105. EV 2-2757.

DE LUXE NEW SIDE-BY-SIDE 6-room duplex, 3 bedrooms. No objection to children. Walking distance to schools. 1250 Pembroke.

THE WISE AND THRIFTY BUYER SHOPS THE CLASSIFIED SECTION DAILY.

SIX-ROOM HOUSE, CENTRALLY located near Fountain Circle. Apply 631 Hillside.

SIDNEY — 3-BEDROOM HOME, beautiful panoramic view; $70 month. Available March 15. 72-T.

LANGFORD, 3-BEDROOM HOUSE. Vacant March 1. Children welcome. GR 8-2938.

BUNGALOW, TWO BEDROOMS, electric range and boiler. $70 a month. Langford. GR 8-1504.

3-ROOM HOUSE, BATH, OIL stove if required. 3-mile circle. Keating 199-W.

5-ROOM HOUSE ON SOOKE RD. Furnace, automatic hot water, 14 miles from town. EV 3-5330.

NORTH QUADRA—4 ROOMS, PART basement. $55. GR 9-2241.

1004 PEMBERTON ROAD
Upper duplex. Adults. $90. EV 5-1753.

3-RM HOUSE FOR RENT; BURNside area. EV 2-1037. 1290 Haultain.

FAIRFIELD, VACANT 3-ROOM duplex. $47.50. GR 9-2241.

2-BEDROOM BUNGALOW, STOVE. Adults only. GR 9-5424.

133 HOUSES TO RENT UNFURNISHED

KING GEORGE TERRACE—Modern, two-bedrm upper duplex, auto oil heat, garage included. No children. $100 per month.

ST. CHARLES—Upper two-bedroom duplex consisting of living room, bathroom, kitchen and sunroom. Auto oil heat. Stove, fridge and garbulator included. $100 per mo. No children.

CADBORO BAY ROAD—New home, overlooking water. Main floor consists of living room with fireplace, library, dining room, two bedrooms, bathroom, kitchen equipped with elec range and fridge. Basement has one bedroom and bathroom, drive-in garage and laundry facilities. Oil heat. Two children acceptable. $150 per month.

BEACH DRIVE — Two-bedroom upper duplex with a beautiful sea view. Auto hot-water heat, gas stove and fridge. Wall-to-wall carpets. No children. $80 per mo.

NORMA COURT, Esquimalt—One-bedroom duplex available now. Equipped with oil stove. Children accepted. $70 per month.

CRESTVIEW — Very modern two-bedrm home overlooking golf course. Auto oil heat, wired for range. TV antenna. Adults only. $150 per mo.

KINGS ROAD—Two-bedroom home, gas heater, garage. Children accepted. $80 per month.
Contact Rental Dept.,
KER & STEPHENSON, LIMITED
EV 5-3411

FIVE-ROOM HOUSE — Close to VMD. Good W and C range and heater. 3 bedrooms. Good condition. $65

UPPER DUPLEX — Esquimalt, 5 rooms. $50

BEAUTIFUL NEW — 2-bedroom house in exclusive Rockland area, stone fireplace in LR, mahogany kitchen, nice dining room panelled rumpus room; Oil-O-Matic, $160.

5-ROOM HOUSE—Gorge, 2 bedrooms, nice living room with fireplace, dining room, oil furnace, electric range, March 1, $100.

S-BY-S DUPLEX—2 bedrooms, Jubilee district, elec range and fridge. $85

S-BY-S DUPLEX — Newly decorated, 1 bedroom, gas range, close to St. Joseph's Hospital. $65.

DUPLEX—Esquimalt, brand new, 2 bedrooms, Oil-O-Matic heat. $85

DUPLEX—3 rooms, gas range, heat inc. Light caretaking duties required. $65.

BROWN BROS. AGENCIES LTD.
1125 Blanshard St., EV 5-8771

3874 ROWLAND AVE. — 2-bedroom bungalow, full basement with new furnace. Rock Gas range in kitchen. Utility $75 month, for March 1.

523 WALTER AVENUE, Saanich—4-room cottage. Suit couple with one child. $45 month, for March 1.

3340 OCEAN BOULEVARD, Esquimalt Lagoon—Nice 2-bedroom duplex, oil range in kitchen. Garage. $65 month; for March 1.

1144 YATES STREET—LR, 2 bedrooms, kitchen, pantry. $50 month. Available now.

P. R. BROWN & SONS LTD.
1112 Broad St. Phone EV 5-3435

BUNGALOW, 4 ROOMS. 1 CHILD. $65. 2645 Graham after 12.

134 HOUSES WANTED TO RENT

WANTED, FEB. 27. IF POSSIBLE—Unfurnished bungalow, 4 or 5 rooms. In good condition inside and outside. Sunny, near or on Beach Drive. Large living room necessary. Automatic heat. Gas stove preferred to electric frig. Would give up to $150 a month. Phone EV 4-8570.

WANTED TO RENT, MARCH 1ST, unfurnished 3-bedroom home, fireplace. Reasonable rent, option to buy. W. A. Helgason, General Delivery, Youbou, B.C.

WANTED TO RENT WITH LEASE and option to buy, large house in Saanich. To be used as guest house. Victoria Press, Box 1769.

WANTED—2 OR 3-BEDROOM UNfurnished house with dining room and basement. EV 2-9171. Unit 15.

UNFURNISHED, MODERN HOME, oil heat, utility. No children. From March 15. EV 2-1585.

NEEDING TENANTS? CALL Rentals Unltd. EV 2-3544. No charge.

137 HALLS, STORES, OFFICES, TO RENT

FOR RENT

Warehouses, store premises, office space, etc. Northwestern Securities of Victoria Ltd. EV 5-6741.

PROMINENT DOWNTOWN LOCATION
Corner of Fort and Broad Sts. Well heated, bright suite of offices. Floor area 1,000 sq. ft. to 1,500 sq. ft. available if required. Will also rent as single offices. Heat, light and water included at very reasonable rents. For further information contact
Rental Dept.
A. BERNARD & CO. LTD.
629 Fort St. Ph. EV 4-9335

Yates St.—3 rms on second floor, unheated, $70 per mo.

Weiler Bldg.—Small office. Heat, janitor and elevator service. $65 per mo.

Pemberton, Holmes Ltd., 1002 Governmnet St. Phone EV 4-8124.

INEXPENSIVE OFFICES ABOVE Spencer's Stores, Government St. Heisterman & Co., 1121 Blanshard Street. EV 3-4161.

MODERN OFFICES
Stobart Building, 745 Yates. Elevator and janitor service. EV 4-5541.

HALL FOR RENT. PRIVATE parties, dancing, etc. Kitchen facilities. 106 Superior.

141 MORTGAGE LOANS

MONEY TO LOAN
We have the following amounts available for first mortgage:

$1,000	$1,500	$2,500	$3,000
$3,500	$4,000	$4,250	$4,500
	$5,000	$10,000	

Current Rates of Interest
No Delays — Quick Decisions
BROWN BROS. AGENCIES LIMITED
1125 Blanshard St. EV 5-8771

ARE YOU RECEIVING MONTHLY payments on the balance owing to you from the sale of your property? Here is your chance to get immediate cash for your equity. Contact
ERIC CHARMAN
COMMONWEALTH MORTGAGE CORPORATION LTD.
517-620 View Street, Victoria
EV 5-5117. 24-hour Phone Service.

I USUALLY CAN GET YOU "THE best deal in town" for your 2nd mortgage. Try Douglas Hawkes, EV 4-7128, 817 A Fort (res. phone EV 5-2589). Funds available for 1st mortgages, including $2,500 to $10,000 progressive building loans.

DON'T SACRIFICE YOUR SECond mortgage. Use as collateral for short-term builders loans. Financing for subdivisions available. Complete spec house financing. Associated Building Credits, 805 Gorge Road. Telephone EV 2-5148.

MORTGAGE MONEY AVAILABLE. Funds on hand and immediately available for mortgage loans—quick decisions—repayment to suit. Current rate of interest. Consult our mortgage department.
P. R. BROWN & SONS, LTD.
1112 Broad Street Phone EV 5-3435

IF YOU ARE CONSIDERING OBtaining a mortgage, or wish to dispose o a mortgage or agreement, we invite your inquiry. Prompt appraisals, current interest rates.
PEMBERTON HOLMES LTD.
1002 Government St. EV 4-8124

WE SPECIALIZE IN DISCOUNTING for cash existing mortgages and agreements. Turn yours into needed cash now. EV 5-3742. JOHN BLAIR, LTD. 211 Central Building.

PRIVATE MORTGAGE FUNDS available immediately, large or small amounts. A. Bernard & Co., Ltd., 629 Fort Street. EV 4-9335.

142 WANTED TO BORROW

$40,000 1ST MORTGAGE ON HIGH class city income property. Approximate value $90,000. Prevailing rate of interest payable monthly or quarterly with additional payment on account of principal. Excellent covenant. Replies confidential. Victoria Press, Box 1767.

LOCAL FIRM NEEDS CAPITAL TO finance inventory, from $5,000 to $20,000. Will stand strictest investigation and pay good return. Victoria Press, Box 821.

$3,000 REQUIRED FOR MTGE. 7% interest. Mr. Dickason, EV 2-2131, King Realty.

142 WANTED TO BORROW

CREDIT CHECKED
SAFE - PROFITABLE
INVESTMENTS

$4,000 buys $4,700 mortgage on new $13,000 home. Pays $50 per month. 7½%.
$3,200 buys $3,500 mortgage, pays $35 per month. 7%. 7-year term. For information on these and other offerings call
MR. SPARKS
AT EV 3-4081 or EV 5-6741
SECURITIES OF VICTORIA LTD.
631 Yates Street

FIRST MORTGAGE REQUIRED, $24,000. 8%. $250 PER MONTH. 5-YEAR TERM. SECURITY COMMERCIAL PROPERTY VALUED AT $75,000. FULL PARTICULARS UPON REQUEST. MR. CHARMAN, EV 5-5117. COMMONWEALTH MORTGAGE CORP. LTD., SUITE 517, 620 VIEW ST.

145 BUSINESS OPPORTUNITIES

Exclusive
AUTO COURTS

Invest now and harvest the profits from the full tourist season plus the fact of the rapidly increasing land values.

No. 1. 12 rentals—4-star rating. New blacktop driveways. Room for expansion. ILLNESS FORCES SALE. Price only $42,500. 5% mortgage.

No. 2. 11 units. 2¾ acres waterfront plus a nice 5-room bungalow for owner. A going concern showing excellent returns. Priced to sell $37,000.

No. 3. 9 de luxe 4-star units plus new beautiful home for owner (hot water heating). Situated on 2 acres of parklike grounds. Clear title. Consider trade on Victoria, Calgary or Vancouver property. Full price $63,500.

The above are situted close to the city. Full details at our office. Let's talk it over. Please contact Mr. Bryan or Mr. Squires. Phone EV 2-4253 anytime. J. H. Whittome & Co. Limited. EV 2-4255.

SEVEN SUITE
OAK BAY APARTMENT
AN EXCELLENT INVESTMENT FOR AN ABSENTEE OWNER OR OWNER MANAGER COULD OCCUPY. 2 BEDROOM 2 BATHROOM SUITE. ARCHITECT DESIGNED, BUILT AND SUPERVISED THREE YEARS AGO.
NHA—5½% Mortgage
FULL PRICE $60,000
Call Mr. Whyte, EV 5-7707 anytime.
MEARS & WHYTE
OAK BAY REALTY LTD.
2188 Oak Bay Ave.

15% NET
RETURN
3-STORY APARTMENT. 30 DE LUXE SPACIOUS SUITES. Moderate rentals. In the finest of locations. Heating, plumbing and wiring up to standard requirements. Crude oil hot-water heated (oil costs only 11.9 cents). This percentage is basic AFTER OPERATING EXPENSES AND MORTGAGE INTEREST DEDUCTED on down payment of $107,000. Full detailed statements in our office for your inspection.
EXCLUSIVE LISTING
L. H. Rands, EV 3-4117
Res., EV 2-8980
LEACH AND SPARKS

EXCLUSIVE
4 SUITES
TERMS
ESQUIMALT
EXCLUSIVE
THIS APT. BLOCK IS PRICED FAR BELOW REPLACEMENT COST, JUST OLD ENOUGH TO BE LANDSCAPED. PRICED FOR QUICK SALE, $25,500. PLEASE CALL ROY GREEN OR S. STEPHENS, EV 4-9755 ANYTIME.
TAYLOR SPITTAL LTD.

REAL HARD
REVENUE
5 excellent money-earning suites, not a conversion, in close-in location. Never a vacancy. 3 furnished well, 2 unfurnished, earning true 13% on investment plus increasing equity. An outstanding opportunity. Absentee owner says "Sell now." Asking, with good mortgage, $32,000. W. Bailey, EV 2-8117, eves. EV 3-3085. Newstead Realty Ltd., 766 Fort St.

CITY
WAREHOUSE
Truss roof, cement floor, corrugated iron siding, asbestos roofing, area 40x60 plus mezzanine, double doors, loading ramp, office space. Well located at 2949 Bridge Street. Price with half cash $9500
Call Doug Peaker, EV 3-9413
eves. GR 7-1316
FRASER BISCOE
750 Pandora

COMMERCIAL
PROPERTY
Large corner lot with buildings on Quadra near Hillside. Very suitable for transfer business, farm equipment or tire shop. Asking price $18,000. Inquiries invited.
EARL OGILVIE, Northwestern Securities of Victoria Ltd. Phone EV 5-6741 or EV 5-6115.

COFFEE SHOP
Come home Joe! BUSIEST PLACE IN TOWN. Owners leaving city. ONLY $3,800 on terms. For particulars call MRS SIMPSON, Ph. EV 5-6741 or EV 5-5542. Northwestern Securities of Victoria Ltd.

OPPORTUNITY
Small cafe-restaurant, city business district. Steady clientele. $3,800, terms arranged. Owner leaving city. No agents. For particulars, 350 Linden. Phone EV 3-0862.

FERNWOOD AND PANDORA
Zoned apartment site with frontage of 120 feet on Pandora, presently occupied by a duplex with separate heating, separate meters, separate entrances, and garages, earning $110 a month. Buy the duplex for $10,800, and extra lot for $1,100. Good terms. Call Wess Dickie, EV 2-4312; eves EV 3-3640.
Dickie & Co. Realty,
833 Fort St., Victoria, B.C.

ATTENTION DOCTORS AND DENtists! I have a building on Quadra Street which would readily make into a small clinic building. Good parking and within walking distance to city centre. Presently equipped as restaurant, but renovation shouldn't be too great. Building constructed to accommodate second storey. Full price, $12,500, with terms. GR 8-2932.

DESPERATION SALE DUE TO illness this well established city and meat market is offered for immediate sale. The building with double plumbing could be used for many types of business. Their loss your gain. Reduced to the give-away price of $9,000. Mr. Holland of Swinerton's. EV 3-7181, Res. EV 4-7659.

BUSINESS AND REVENUE
Three attractive suites, spacious workshop, storeroom, nice showroom. Suitable light or similar industry. Room for expansion. Full price with some terms, $32,000.—For appointment to view please call Gen. Pethard, EV 2-8117; eves EV 3-1206. Newstead Realty Ltd.

145 BUSINESS OPPORTUNITIES

FAIRFIELD
APARTMENT HOUSE
4 Suites
$21,000 — $21,000
Located in high-class Fairfield, we have just listed at bargain prices this well-decorated, spacious building. Here is a building in such good condition that no maintenance is necessary. These suites consist of large living room, oak floors, fireplace, full-size bedroom, kitchen with eating facilities. Full basement, carpeted halls, laundry facilities. Located on a well-landscaped double lot with additional space for development.
Substantial terms available.
Contact I. V. Ed Saunders

AUTO COURT
TRAILER SITE
PAT. BAY HIGHWAY
SIDNEY AREA
$5,000 DOWN — $5,000 DOWN
Enjoying one of the most strategic locations on Vancouver Island, we offer for sale exclusively at bargain price this 5-room house with 3 large bedrooms, 20' living room, fireplace, stucco exterior. Two self-contained units which are rented at the present time. Included is 3.4 acres of park-like land, with fir trees, oak trees, driveways. Up to 4½ acres can be purchased if desired, bearing in mind the rapid development of Sidney, new Washington State ferries, 3 B.C. Govt. ferries, this can be really developed for trailers and up to 15 to 20 units.
Full price $13,900
Contact I. V. ED SAUNDERS, evenings or Sundays, EV 4-9458.
Northwestern Securities of Victoria Ltd., EV 5-6741.

RANDALL'S
LTD.

SEVEN SUITES
These suites were rented before the building was completed. The attractive features are: Each tenant private entrance, no hallways, large living rooms, excellent electric kitchens, laundry facilities, hot-water heating, carports. Added to these features the builder is a conservative businessman who saw that a good job was done throughout. Because of other interests of the owner, you can purchase on very reasonable terms or exchange your bungalow as part payment. Gross revenue $6,600 per year. Clear title. For a good building a good investment, see this before you decide.

FAIRFIELD
A six-suite conversion close to Cook Street. There are two three-bedroom suites, two suites of two bedrooms. One of these suites is new. The building has been recently decorated throughout. The wiring, plumbing, heating, all pass city inspection. The suites are large and nicely designed. There is a gross revenue of $5,250 per year. The total price $32,500 on terms.
Mr. Davis, eves. EV 4-8614; or Mr. Randall, eves. EV 2-5447.

GEORGE RANDALL LTD.
1309 Douglas St. Phone EV 4-8109

SIX-SUITE APT
EASY EASY WALKING
DISTANCE
Each suite has one bedroom, fridge and range and in excellent condition. Net returns are $3,400. About $10,000 will handle. Price $30,000.
FAIRFIELD DUPLEX
CLOSE TO PARK
AND OCEAN
Downstairs, 5 large rooms, oak floors, upstairs has 3 large rooms and bath, separate entrances, Oil-O-Matic heating, full basement. $3,000 will handle, revenue will carry balance. Price $14,000. BILL KENNEDY, EV 5-6741 or EV 4-4026. Northwestern Securities of Victoria Ltd.

"GROCERY $7900"
Excellent corner grocery with a $4,300 MONTHLY TURNOVER. Located in a well built-up area. ALSO 3-BEDROOM OWNER'S QUARTERS in livable condition. A good, CLEAN STOCK at invoice price. Be independent. ACT NOW. Call TED CHARTRES at EV 5-6741 or EV 5-5508. Northwestern Securities of Victoria Ltd.

A 4-Yr-Old 4-Ste Apt
Block, Near Oak Bay
Completely self-contained, fully equipped—no management required. SELL OR TRADE. Turn your home into a guaranteed income and let it work for you. Take this once-in-a-lifetime opportunity to beat these inflating years. Call MAURICE N. SMITH or RON DE MONTIGNY, EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

YOUR OFFER
ON THIS AUTO COURT ZONED PROPERTY, PAT BAY HIGHWAY, WILL BE APPRECIATED
1¼ acres. Excellent building site for your own home plus ten units. Immediate revenue from existing buildings now on property assure attractive returns on your capital during period of development. Don Bacon or Cliff Stretch, Northwestern Securities of Victoria Ltd. EV 5-6741.

YES, IT'S TRUE
ONLY $300 DOWN
Can you imagine owning your own MEAT MARKET, GROCERY and PRODUCE including a delivery truck? Only $5,200 full price, just pay $50 per month plus $62 rent on lease to 1964.
OFFICE INFORMATION ONLY
See Mr. L. Yeo at TOWN & COUNTRY HOMES LTD., 1923 Quadra St.

4 DE LUXE SUITES
Grossing $4,188 yearly. Overlooking Beacon Hill Park. Very desirable property with large lot suitable for expansion. $32,000
FULL PRICE
Phone owner, Eves EV 4-8485.
Days EV 4-8124.
PEMBERTON, HOLMES LTD.
1002 Government Street.

GREENHOUSE
Tenders invited for the dismantling and removal of 3 greenhouses consisting of 12,090 sq. ft. of glass, 2 boilers and Fairbanks Morse coal stoker.
Call E. J. Butler, EV 4-7128,
Eves. EV 5-1232
Douglas Hawkes Realty, 817 Fort St.

A GOOD START
Fairfield—Small grocery and confectionery, $950 plus stock. Rent $35 month. Please call Mrs. Weir, EV 2-4312 or eves EV 2-5501.
Dickie & Co. Realty,
833 Fort St. Victoria

SELF-EMPLOYMENT ON A FULL-time or part-time basis. No merchandise to buy. Above average possible earnings. Write for free details. Consolidated Industries, Box 24-AD, Louisville, Ill.

FOR THE BEST-PAYING COFFEE shop restaurant in Victoria. Excellent equipment. No phone information. For appointment phone EV 3-3723 or res. EV 3-2292. Mr. Jones of Jones & Scott, 332 Yarrow Bldg.

SOUTH FAIRFIELD DUPLEX, EXcellent condition; stucco exterior; new oil heat. Completely separate units, $12,500, $4,000 down. Revenue $160 monthly. Ph. owner, EV 2-6487.

BUSY DRESSMAKING SHOP FOR sale. Ideal business for 2 people. See at 1317 Esquimalt Rd.

145 BUSINESS OPPORTUNITIES

FAIRFIELD
REALTY
385 COOK STREET

GREEN GABLES
AUTO COURT
QUALICUM BAY
600-FT. FRONTAGE
25 ACRES
PRICE ONLY $35,000
Just the location for a go-getter. If you want a business with potential, this is for you. Store (including deepfreeze, cooler, cash register, slicer); 5 boats and motors, 12 cabins (all propane stoves, propane heaters and flush toilets); gas pumps (new 500 gal. tank). Must be seen to be believed. If you can beg, borrow or steal $10,500 down, you are in business.
For further details phone
SID BENTLEY
EV 5-9765 Eves. EV 2-6600

COMMERCIAL
BUILDING
On good-sized corner lot, ideal for apt. building, central location in Fairfield shopping area, building 16x70 now vacant, for immediate occupancy. Concrete block construction. Owner says sell. Asking $13,200
Call Len LeDoux, EV 5-7965 anytime.

NEW NEW
DUPLEX
NHA Side-by-Side
If you are looking for a good duplex, then see this. Large living room with fireplace, 2 roomy bedrooms, thru hall, 4-piece bath, up-to-date electric kitchen with dining area, full basement with roughed-in rumpus rooms, laundry tubs, copper tanks; separate carports. If you are looking for the best, then see this. $10,000 down.
Full price $25,260
C. Mallett,
office, EV 2-2137; home, EV 4-5670

3 SUITES
CLOSE IN
$5000 DOWN
OR TRADE
Due to illness in family, owner is offering this lovely building for sale. Three nice, self-contained suites, in a good location; automatic heat, etc. If you have a clear-title home and would like to own a good income property, see this. Owner will consider a trade. For full particulars, call now. Full price $19,500
C. Mallett, Western Homes Ltd., EV 2-2137; home, EV 4-5670

7 SUITES
ROCKLAND
NET INCOME $3,300 per year should be $4,000. This property has been drastically reduced in price in order to expedite the settling of an estate, and we offer it for sale with our strongest recommendations both as regards income and capital appreciation. Reduced from $39,000 to new price $30,000
Do not miss this opportunity.

LEGAL DUPLEX
OR TRIPLEX
$20,000
WITH UNEXCELLED SEA VIEW from all Suites. This is an exceptionally good investment and offers luxurious living quarters of either 6 rooms with 2 baths for owner or 3 suites with spacious 3 rooms and bath. CALL JACK MIDDLETON. RES. GR 9-4327. JACK BROWN, EV 4-4976.

PEMBERTON, HOLMES LTD.
1002 Government St. EV 4-8124

Bicycle
Business
and
Sporting
Goods
This downtown business is a going concern and has clean stock and good fixtures. Books showing turnover will be available to interested purchaser. Stock, equipment, etc., $6,500. Financing could be arranged on part.
Further information, Ken Lowndes
Eves. GR 8-2151

GEORGE RANDALL LTD.